



HOWARD COUNTY HISTORIC PRESERVATION COMMISSION

ELlicott CITY HISTORIC DISTRICT ■ LAWYERS HILL HISTORIC DISTRICT

3430 Court House Drive ■ Ellicott City, Maryland 21043

Administered by the Department of Planning and Zoning

VOICE 410-313-2350

FAX 410-313-3042

May Minutes

Thursday, May 4, 2017; 7:00 p.m.

The fourth meeting of the Historic Preservation Commission was held on Thursday, May 4, 2017 in the Columbia/Ellicott room located at 3430 Court House Drive, Ellicott City, MD 21043. The April Meeting Minutes will be approved at the June 1, 2017 meeting.

Members present: Allan Shad, Chair; Eileen Tennor, Vice-Chair; Drew Roth, Secretary; Bruno Reich; Erica Zoren

Staff present: Samantha Holmes, Beth Burgess, Dan Bennett, Lewis Taylor, and Yvette Zhou

PLANS FOR APPROVAL

Consent Agenda

1. HPC-16-61c – 1805 Marriottsville Road, Marriottsville, HO-191
2. HPC-17-28 – 8267 Main Street, Ellicott City

Regular Agenda

3. HPC-17-29 – 4730 Sheppard Lane, Ellicott City, HO-907
4. HPC-17-30 – 3744 Old Columbia Pike/3731 Hamilton Street, Ellicott City
5. HPC-17-31 – 8173-8185 Main Street, Ellicott City
6. HPC-17-32 – 8034 Main Street, Ellicott City
7. HPC-17-33 – 8055 Main Street, Ellicott City
8. HPC-17-34 – 8515 Frederick Road, Ellicott City
9. HPC-17-35 – 8307 Main Street, Ellicott City
10. HPC-16-53c – 8526 Frederick Road, Ellicott City

Other Business

11. Rules of Procedure update/vote

CONSENT AGENDA

HPC-16-61c – 1805 Marriottsville Road, Marriottsville, HO-191

Final tax credit claim.

Applicant: Shelly Levey

Background & Scope of Work: This property is listed on the Historic Sites Inventory as HO-191 and is not located in a historic district. According to SDAT the building dates to 1850. The Applicant was pre-approved on September 1, 2016 to make exterior repairs to the main house and smokehouse and interior structural repairs to the main house. The Applicant has submitted documentation that \$6,500.00 was spent on eligible, pre-approved work. The Applicant seeks \$1,625.00 in final tax credits.

Staff Comments: The cancelled check adds up to the requested amount and the work complies with that pre-approved. The work ended up costing less than originally quoted as shown in the pre-approval application.

Staff Recommendation: Staff recommends Approval as submitted for \$1,625.00 in final tax credits.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve the application as submitted for \$1,625.00 in final tax credits. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-28 – 8267 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Bridget Graham

Background & Scope of Work: This property is located in the Ellicott City Historic District and is listed on the Historic Sites Inventory as HO-752. The building dates to 1940. The Applicant proposes to remove the spruce tree that was planted between 2009 and 2011 and has grown quite large in that time. The tree is now blocking the view of the historic building and has also caused safety concerns due to its size and ability to block the view of persons behind it.

The Applicant also proposes to have the lawn area graded, topsoil added, and then sodded in order to repair the damage caused by the July 30, 2016 flood. The front lawn now contains a layer of sand, which is not an ideal condition for growing grass.



Figure 1 - Tree in July 2011



Figure 3 - Google Streetview November 2016



Figure 2 – Tree April 2017

Staff Comments: Chapter 9.B of the Guidelines states that work that requires a Certificate of Approval is, “installing or removing landscaped areas in plazas, parking lots, public parks or public rights-of-way. Major changes to the plantings in such landscaped areas, including planting or removing trees or large shrubs.” The tree is not historic and was only planted sometime within the last 6 to 8 years. The tree has grown quite large and is now blocking the view of the historic Post Office building that now serves as the headquarters for Howard County Tourism and Promotion. The cherry tree, shrubs and other vegetation seen in Figure 3 will remain.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: There was no testimony.

Motion: Ms. Tennor moved to approve the application as submitted. Mr. Reich seconded. The motion was unanimously approved.

REGULAR AGENDA

HPC-17-29 – 4730 Sheppard Lane, Ellicott City, HO-907

Tax credit pre-approval for interior alterations.

Applicant: Daniel J. Standish

Background & Scope of Work: This property is listed individually on the National Register of Historic Places and was added in 2008. This property is also listed on the Historic Sites Inventory as HO-907, Richland Farm. The Applicant seeks tax credit pre-approval to install a non-intrusive air conditioning system in the main house. The application explains that the system is “intended to preserve the structure of the house, maintain its durability and reduce the effects of moisture and humidity, including adverse impacts on flooring and mold and mildew throughout the house.” The house is currently cooled through the use of window units, which the Applicant explained does not address the moisture, humidity, mold and mildew issues.



Figure 4 - Front of house

The application explains the architecture/construction of the house: “The main house at Richland Farm (HO-907) was constructed in three main phases – 18th century (log kitchen and central log section of house); 1846 – parlor and second story bedroom; and 1920 (rear addition with bedrooms and baths). The 18th century and 1846 sections of the house sit above the soil. The flooring is constructed on support logs/beams that, in turn, are situated on a cobblestone perimeter that is between 6” and 18” in height, depending on the section. The 1920s addition includes a basement, although due to its age and openings associated with pipes from past water wells and a coal chute, the walls allow in moisture despite our improvements to rain gutters and exterior grading intended to direct water away from the house.”



Figure 5 - Condenser to be located by grill on rear of house



Figure 6 - Aerial view of house

The application goes on to explain that the high humidity levels in the house during the summer are causing harm to the house – the flooring in the living room from the original log sections sags and mold and mildew flourish in the house in the summer months, which can be seen on furniture.

The Applicant stated that he has researched traditional air conditioning systems and has determined the Sila system best meets the needs of the historic home as it does not require intrusive ductwork that would destroy historic interior features. The Sila air conditioning system disperses air through a piping system that is put in the basement, attic and walls. The air is conveyed into each room though a two-inch circular outlet, instead of installing ductwork on the original log or horsehair plaster walls. The outside condenser will be located on the rear of the 1920s addition by the grill.



Figure 7 - View of house

Staff Comments: Section 20.112 of the County Code states that eligible work includes “work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing.” Staff finds the proposal qualifies for tax credits as a central air conditioning system will protect this National Register historic building from further mold and mildew damage as explained in the application. The proposed air conditioning system appears to be a good fit for a historic house

with the complexities of the additions on this house and will not damage original historic interior features. The National Park Service Preservation Brief #26, 'The Preservation and Repair of Historic Log Buildings' states, "Since excessive moisture promotes and hastens both fungal and insect attack, it should be dealt with immediately...the foundation grade should be sloped to ensure drainage way from the building." The Applicant has already tried to change the grade away from the building, but it did not address the overall moisture issue that presents itself in the summer months. Staff finds this solution is needed for the long-term preservation of this building, which has been continuously owned by the same family for 8 generations.

Staff Recommendation: Staff recommends tax credit pre-approval as submitted.

Testimony: Mr. Shad swore in Daniel J. Standish. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Standish said he did not have any comments.

Mr. Reich said the proposed air conditioning (AC) unit was a great idea and that the nonintrusive nature of the unit works well for historic structures and delivers high speed ventilation to each room for moisture control. Mr. Standish agreed and said he looked at traditional AC systems, which required new ductwork to be installed that would be quite intrusive. He was told the traditional systems would only cool the first floor of the house, and wouldn't deal with moisture issues as effectively as the proposed high velocity AC unit.

Mr. Reich said most of the items the Commission approved for tax credits were physical parts of the structures. Ms. Holmes referenced Section 20.112 County Code which states "work that is necessary to maintain the physical integrity of the structure with regard to safety, durability, or weatherproofing." Mr. Taylor agreed that if the Commission approves the application, the Commission agrees with the provision that the proposed AC unit is necessary for the durability and weather proofing of the structure.

Ms. Tennor said the proposed AC installation is an essential remedy to preserve the historic property. Mr. Standish said he tried other solutions by grading the land around the house to move the water away from the structure, but mold and moisture continues to be an issue. He said the floorboards in one of the original log structures from the 1750s are literally squishy and he worries that someone could fall through. He explained that the floor sits over the dirt underneath the house and there is no cellar, the portion of the house is so old.

Ms. Zoren agreed the proposed solution is good however, she cautioned that it may be a temporary solution rather than fixing the source of the problem. Ms. Zoren recommended finding the source of where the water problem originates such as cracks in the foundation. Mr. Standish said additional sealing work will be done in the basement where patches of bricks were used to close a former coal chute.

Mr. Taylor said the Commission has approved similar items that were not related to the structural integrity of the building in terms of fixing deteriorated items. Mr. Taylor said the Staff report quoted the County Code, which references weather proofing. He said if the Commission determines the weather would negatively affect the building without a climate control system, the Applicant would qualify for 25% tax credit on the total eligible work. Ms. Holmes told Mr. Standish that the additional work that he referenced in the basement could be submitted for tax credits, since the intent is to prevent water infiltration into the basement. Ms. Tennor asked if that application would go on the minor alterations website and Ms. Holmes said it may qualify for that process.

Motion: Mr. Reich moved to approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-36 – 3726 Old Columbia Pike Retaining Wall, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Brian Cleary

Background & Scope of Work: This case did not have a Staff report because it was added as an emergency addition when it was removed from the Minor Alteration's website due to an objection.

The proposed work is to repair/stabilize eroding slopes and build stacked stone/imbricated wall and associated shoring. Additional toe protection will also be provided within the stream. The wall is minimally visible from across stream channel on Hamilton Street and minimally visible from Old Columbia Pike, as it sits below Old Columbia Pike. Staff found the application complied with Chapter 9 recommendations, "construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way."

Two additional items will be discussed for approval that were not part of the minor alterations application. A tree will also be removed in order to repair the wall. The tree is currently covered in ivy. The style of fencing will also be determined, which was not part of the minor alterations application, but was shown in the plans. Several Commission members expressed concern as the spec shown in the plans was for a wooden fence.

Testimony: Mr. Shad swore in Mark DeLuca, Deputy Director of Public Works. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. DeLuca said the 50-foot segment of the wall collapsed after the July 30 flood. The slope needs to be stabilized before repairs begin. Sheeting and shoring will remain throughout the project for stabilization of the slopes while the stream wall is built.

Mr. DeLuca explained that due to the equipment used for slope support, additional headroom and space are needed. The tree is an obstruction that will need to be removed. A utility pole fell during July flood and BGE provided a temporary support but it will be relocated which is also an aerial space concern. He said the proposed wood fence that will go on top of the wall will be changed to the black metal fence similar to the fence in parking lot E.

Mr. DeLuca stated that on page 2-2 of the plan, the metal guardrail will be a rusted brown, blending into the surroundings. He said the guardrails are necessary to prevent cars from hitting the fence or falling into the stream. Ms. Holmes asked if the guardrail will be in front of the fence. Mr. DeLuca said the guardrail will be in front of the fence.

Mr. Reich asked if there are other similar guardrails used on Main Street. Ms. Holmes said there is one above Court Avenue overlooking parking lot E. Mr. Reich asked if the guardrail was painted. Mr. DeLuca said the Court Avenue guardrail was not painted brown it was a prefinished color. Mr. DeLuca said it is the same guardrail that will be used at Old Columbia Pike.

Mr. Reich asked where the base of the stone wall was on the plan. Mr. Reich said he was concerned about the aesthetic of the stream and wanted to make sure the wall will look as original as possible. Mr.

DeLuca said the wall may follow a contour but the County is required through Maryland Department of Environment not to encroach on the stream. He said the face of the imbricated wall is not necessarily the edge of the stream bank, but it is set back from the stream which is difficult to see from the plan. The wall goes under the Precious Gift store and Old Columbia Pike and comes out to the other side of the road.

Mr. DeLuca said the old stone wall sat above the water. There was a slope that came off the base of the wall down to the water level into the channel. He said the wall looks straighter in person than on the plan. From parking lot D, the walls are parallel to the stream on both sides but once it goes to the Precious Gift store which has a foundation wall that sits in the stream. Mr. DeLuca said last July's flood removed the soil behind the foundation wall and turned it into a column pier. The new wall will blend into the foundation wall.

Mr. Reich was concerned that the rebuilt wall would not look like the original stone wall that existed prior to the flood. Mr. DeLuca said native rocks from the stream will be used to armor the wall then supplemental rocks from nearby quarries will fill in the gaps. Mr. DeLuca said a similar process was done on a wall near Hi Ho Silver Co. about two years ago. Mr. Reich encouraged Mr. DeLuca to use more indigenous rocks if possible.

Ms. Tennor asked for clarification on the fencing. Ms. Burgess said there were two fencing applications within this area: one was a minor alteration for a wrought iron fence to replace a chain link fence that will run adjacent to the sidewalk on Old Columbia Pike that was approved. This application is for the fence along the river and this fence will mimic and mirror the standard black aluminum County fence used throughout the Historic District.

Ms. Holmes asked if there will be a curb line along the driveway. Mr. DeLuca said there will not be curb line in the area, only fencing and the guardrail.

The testimony was open to the public for input. Mr. Shad swore in Kelly Zimmerman. Ms. Zimmerman asked if the tree removal is necessary because the tree provides a visual buffer between the back of the buildings and Old Columbia Pike. Mr. DeLuca said the tree needs to be removed due to its size and the location which impede with the wall construction. Ms. Zimmerman asked if it's a cluster of trees or just one multi-stem. Ms. Holmes said it is difficult to tell from the photo. Ms. Zimmerman said the tree also provides shade and privacy to the nearby residence while the fence does not.

Mr. Roth asked about the tree type but Mr. DeLuca did not know.

Motion: Mr. Reich moved to approve the application as submitted with the change that the black metal fence will be put in place of the wood fence. The County will use a mix of indigenous stone on the wall. Ms. Tennor seconded. The motion was unanimously approved.

HPC-17-30 – 3744 Old Columbia Pike/3731 Hamilton Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kimberly Kepnes

Background & Scope of Work: This property is located in the Ellicott City Historic District. The building dates approximately to the 1840s-1850s. The Applicant proposes to construct a deck in the rear yard

along Hamilton Street/Parking Lot D. A few of the details on the deck have changed from the application that was submitted. The deck will be constructed out of cedar wood stained Cape Cod Gray and will be shaped like a trapezoid and sit on concrete piers 21 inches from the ground. The deck will be 25 feet wide at the back along the parking lot and flare out to 30 feet wide in the courtyard. Excluding the steps, the deck platform will be 10 feet deep. The deck will have open stairs the entire width to create a more natural transition to the yard. The Applicant proposes to use black metal railings with silver horizontal safety rails. The railings will have 42-inch high posts with 36-inch wide cables spaced 3 inches apart. The existing mulched area will be graded as needed in order to construct the deck. This new deck plan can be seen in Figure 10.



Figure 9 - Proposed location of deck



Figure 8 - Proposed location of deck

The supplementary information provided to Staff also states that the preferred colors and materials for the deck would be gray stained cedar wood or Trex for the decking and stair top, with black for the riser and deck skirting. The purpose of the deck is to provide a raised platform for a variety of events, such as having bands or yoga, but that can also be used during normal business hours for seating purposes.

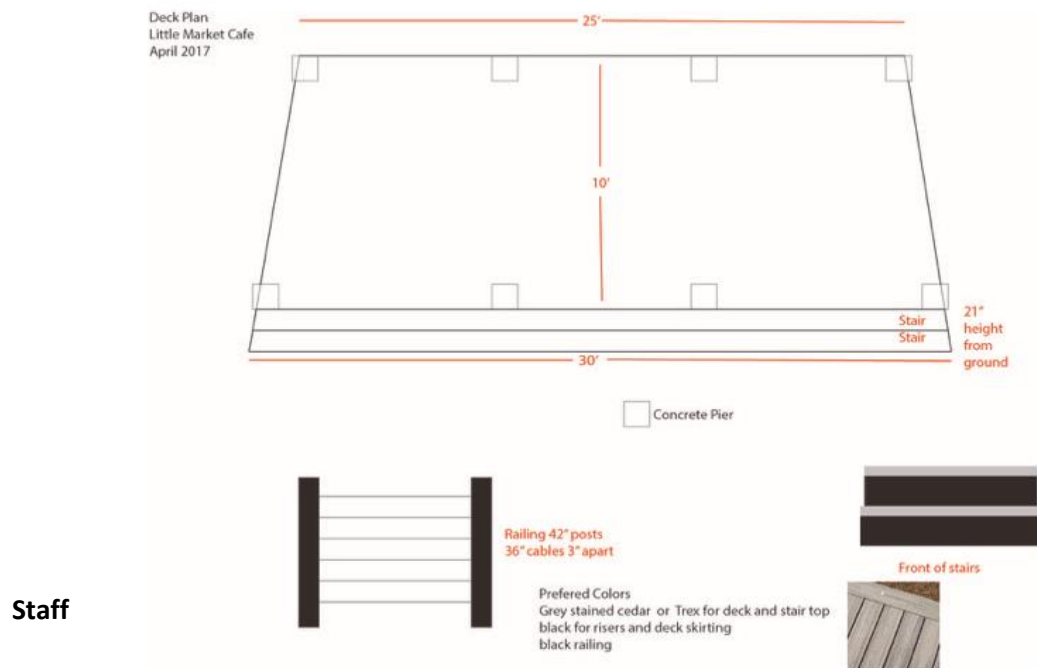


Figure 10 - Amended deck plan

Comments: This request is not for a typical deck, as it is not for a residential structure and it will be visible from the public right-of-way. Staff finds the proposal should be evaluated as street furniture, given the commercial location and purpose of the proposed deck. The proposal complies with Chapter 10.C of the Guidelines, which recommends, “use street furniture that is simple in design and constructed of traditional materials such as wood and dark metal” and “particularly along the commercial section of Main Street, place street furniture in areas where the sidewalk is wider or where adjacent public open space (such as the plaza next to the railroad museum) provides a more spacious public environment.” The proposed deck will be located in the private courtyard along Tonge Row, in an area where there is a more spacious environment, as recommended by the Guidelines. Staff finds the proposed use of Trex does not comply with the Guidelines.

Chapter 7.B of the Guidelines deals specifically with the construction of new porches and decks and recommends that they be “simple in design and should not alter or hide the basic form of the building.” The proposed deck will be detached from the building and is more of a landscape feature/patio for the commercial use of the area.

Staff discussed this application with the Department of Inspections, Licenses and Permits as this portion of the property appears to be in the floodplain. The deck may not be able to be constructed because of this, but if it is allowed, will be required to withstand certain flood velocities.

Staff Recommendation: Staff recommends Approval contingent upon approval from the Department of Inspections, Licenses and Permits and the Department of Public Works, and that cedar wood should be used. Staff recommends Denial of Trex decking and stairs.

Testimony: Mr. Shad swore in Jennifer Porter and William Rodgers. Ms. Porter is the Applicant’s business partner and Mr. Rodgers is the contractor. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Rodgers said cedar wood will be used for the

decking but hemlock wood will be used for the structure since it is a stronger wood that is native to the area. He said the hemlock wood will be rough cut, giving a historically accurate appearance.

Ms. Zoren asked if an accessible access ramp may be required for public amenity space. Ms. Holmes said she consulted with DILP since the deck location was in the flood plain but there was no mention of a required access ramp. She explained that DILP said it's possible the structure may not be constructed at all, since it is in a flood plain. If it is permitted, the deck will need to withstand certain flood velocities. This will be handled through DILP and DPW, but a ramp may be required later in the permit review process, but that is currently unknown.

Ms. Porter said there is a huge seating area in the courtyard that is accessible. The seating in the turf area will remain. She explained that the deck would extend a few feet beyond the current berm. Mr. Reich asked for the height of the deck. Mr. Rodgers said the height is 21 inches to the surfaces of the deck from the lowest point of the ground. He said that the deck narrows at the parking lot side leaving room for landscaping. If a handicapped spot is required, then the area around the landscaping would allow it.

Mr. Reich said that Mr. Rodgers may run into code requirements for railings. Mr. Rodgers said the rails would be on the back of the deck and the two sides. The steps on the building side would run across the entire front. Mr. Rodgers said that there are only two steps and generally, if the height is three steps high or more, then hand railings are required. Mr. Rodgers said they will do what is needed in order to comply.

Ms. Tennor asked for elevations of the railings. Mr. Rodgers said he had a photo of the railing on his phone to show the Commission. Mr. Taylor asked Mr. Rodgers to email the photo to Staff first. The photo showed a modern design with cable railings. Ms. Tennor asked why such modern design was selected for the Historic District. Mr. Rodgers said it was chosen as an alternative to the standard County railing to blend well with the black rails. Ms. Porter said the cable railings gives transparency allowing patrons to look out and see the surroundings. Ms. Tennor said the railings are more modern compared to existing railings in the Historic District. Mr. Rodgers said they would be open to other railing ideas that would be more in line with the Historic District, such as the fence recently installed at the Sweet Elizabeth Jane store. Ms. Holmes said due to the last minute details of the application, the Applicant can always return for a later application for the railing.

Ms. Zoren asked what is on the side of the deck that is about two feet off the ground. Mr. Rodgers said it is open air allowing one to see the hemlock structure and landscaping. Mr. Reich asked if the deck is permanent. Ms. Porter said it is permanent.

Mr. Shad said he agreed the proposed railing was too modern and for the Applicant to use a more standard railing already in the Historic District.

Motion: Mr. Reich moved to approve the application with the following changes: the railing will be changed to be similar to the railings at Sweet Elizabeth Jane and Staff will approve the details of the railing; the decking will be cedar wood stained Cape Cod gray; the deck structure will be made of a rough cut hemlock and will be exposed. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-31 – 8173-8185 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Bruce T. Taylor, M.D.

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant has submitted an application for retroactive approval for the construction of a concrete and stone patio that replaced the previously existing wood deck that was destroyed in the July 30, 2016 flood and alterations to the rear addition. The application states:

“Replace former stone wall from rear of 8191 to rear of 8173 at edge of Tiber River, which was washed out by 7/30/16 flood with new wall in same location, with stone apron to prevent washout. Build wall of stone to height of former safety fence of wood which sat atop stone wall. Wrap wall to East side of 8173 to meet SE corner of building with steps to replace wooden privacy wall and steps of wood. Replace wood deck with concrete deck behind 8173-8181 as wooden deck, privacy wall and steps were destroyed in flood of 7/30/16. Replace wooden privacy wall with board on board wooden fence atop wall in alley. Wooden steps and boardwalk in alley replaced in like kind by neighbor. Replace former lights at deck that were at foot of railing with lights atop new stone wall. Replace damaged window and doors on rear of each building with like kind, except one door to nowhere on East wall of rear, 8181, replaced with a window for safety.”

The Applicant has provided the additional information below via email:

- 1) There will be 14 lantern lights on the top of the wall along the river (where the current pipe stubs are now, evenly spaced).
- 2) The handrail would be on the right as you descend the steps, in brown, with pickets similar to the attached photo (Vinyl over metal).
- 3) Other than the change from a door with a Juliette balcony to the window above the entry door, the fenestration on the rear of 8181 is returned to how it has been (in kind replacement) for at least the last 22 years. I suspect it never got built exactly to the plan of 1989.
- 4) We have decided that it will be best to build the 38-foot long privacy wall from the alley as a four foot high board on board on top the stone wall, similar to the photo in the application, with a 42 inch wide gate of similar, board on board material to match the siding of 8181.

Staff Comments: The previously existing deck is minimally visible in aerial photography, as shown below in the image from 2015. However, the file for this building only shows the following work being approved in July 1989 for the rear of the building: construction of an at grade wooden deck behind 8181 Main Street, construction of a concrete retaining wall along bank of the Tiber River, installation of doors and windows on the rear of the building in accordance with the submitted plans, and residing the rear portion of the building with cedar siding in accordance with the submitted plans.

As seen in Figure 11, the plans from July 1989 were for a smaller deck than what was destroyed in the July 30, 2016 flood. At some point the deck was expanded beyond the original approval, which also did not include privacy walls.

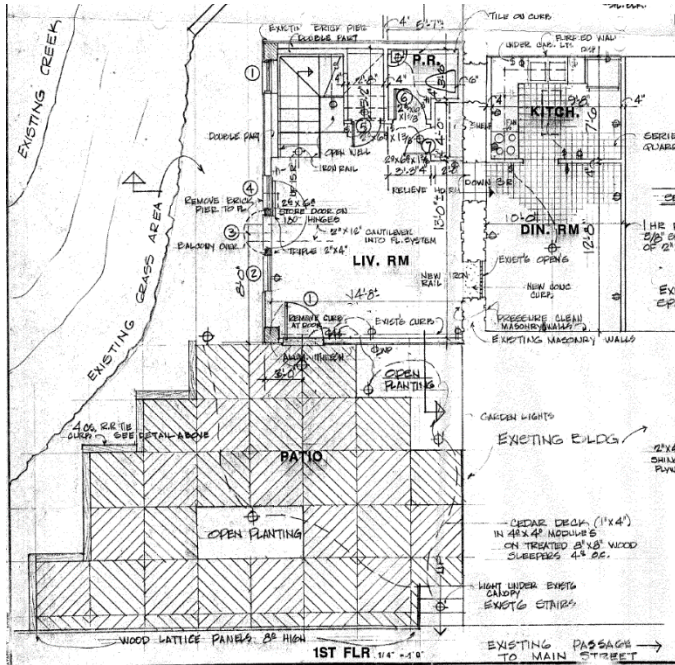


Figure 11 - Plans from 1989



Figure 12 - Aerial view from 2015 of deck before flood



Figure 14 - Existing conditions



new steps, deck and proposed rail and 6ft privacy fence with four foot wide five foot eight barn door.

Figure 13 - Proposed privacy wall and barn door

The concrete patio and stone retaining wall (see Figures 20 and 21) comply with Chapter 9.D of the Guidelines, which recommends “construct new site features using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way” and “construct new terraces or patios visible from a public way from brick, stone or concrete pavers designed to look like indigenous stone.” The Guidelines recommend against “new patios of poured concrete slabs in readily visible locations.” The patio is a poured concrete slab, but is not in a readily visible location. Additionally, the stone walls comply with the Guidelines and are the focal point of the patio. The Applicant included a small photograph of the river and wall during an April 2017 rainstorm and the water was held away from the building by the stone wall.

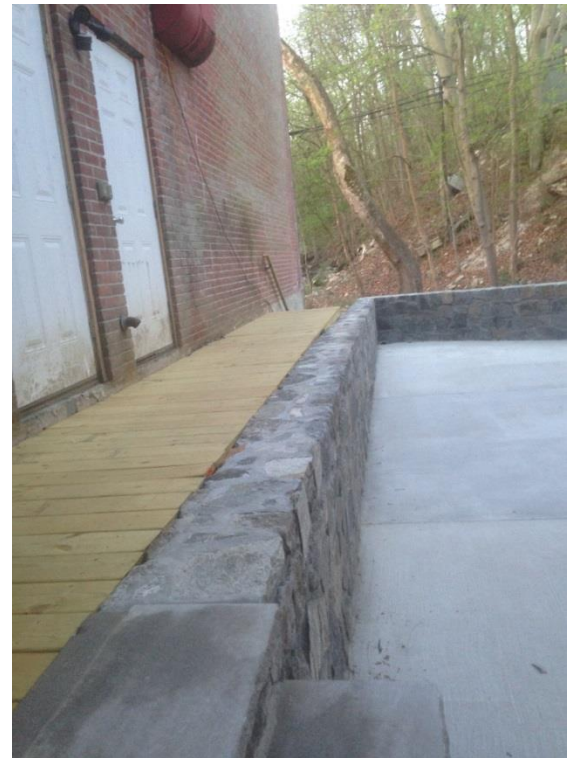


Figure 15 - Location of proposed fence



Figure 17 - Proposed wood fence

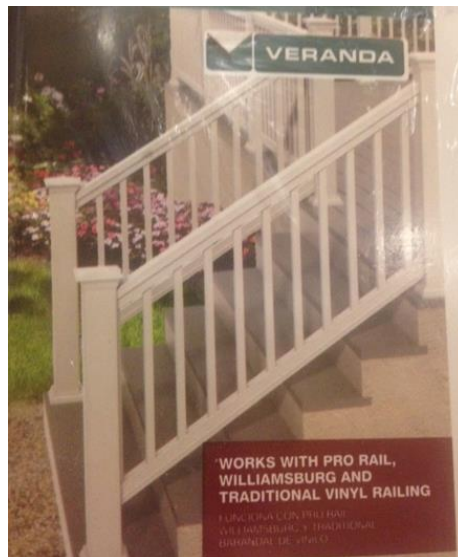


Figure 16 - Proposed vinyl railing

The Applicant proposes to install a wood board on board fence and sliding barn door along the wall shown in Figures 14 and 15 and a brown vinyl railing along the stairs shown in Figure 13 and 14. Staff finds this proposal uses too many materials and recommends simplifying the application to using a black iron or aluminum railing along the wall and staircase. There are several styles of simple black metal railings that have been used throughout town that would better complement the stonework on this patio than the wood board fence and vinyl railing. Chapter 9.D of the Guidelines recommends, “install open fencing, generally not more than five feet high, of wood or dark metal. Use closed wood fences only for side and rear yards in areas where a precedent exists. Construct closed wood fences of painted vertical boards, with straight or angled rather than scalloped tops.” Staff does not find a precedent exists for a closed board fence in this location and finds an open black metal fence would better complement the space and function in the same manner as the closed board fence. A privacy fence is unnecessary in this location as the patio looks to the side of a building and Staff was told by the Applicant that the patio would have no commercial use on it.

The proposed light fixtures are a copper color, which comply with Chapter 9.E of the Guidelines, “use dark metal or a similar material.” There will be 14 evenly spaced lantern heads installed on the stone wall. The proposed wall lights comply with Chapter 9.E recommendations, “use freestanding lights that are no more than six feet high for individual residential properties and no more than 14 feet high for commercial or institutional properties or for groups of residences.”



Figure 18 - Proposed light fixture



Figure 19 - Existing patio and wall where light fixtures will be installed



Figure 21 - Existing patio



Figure 20 - View of existing patio

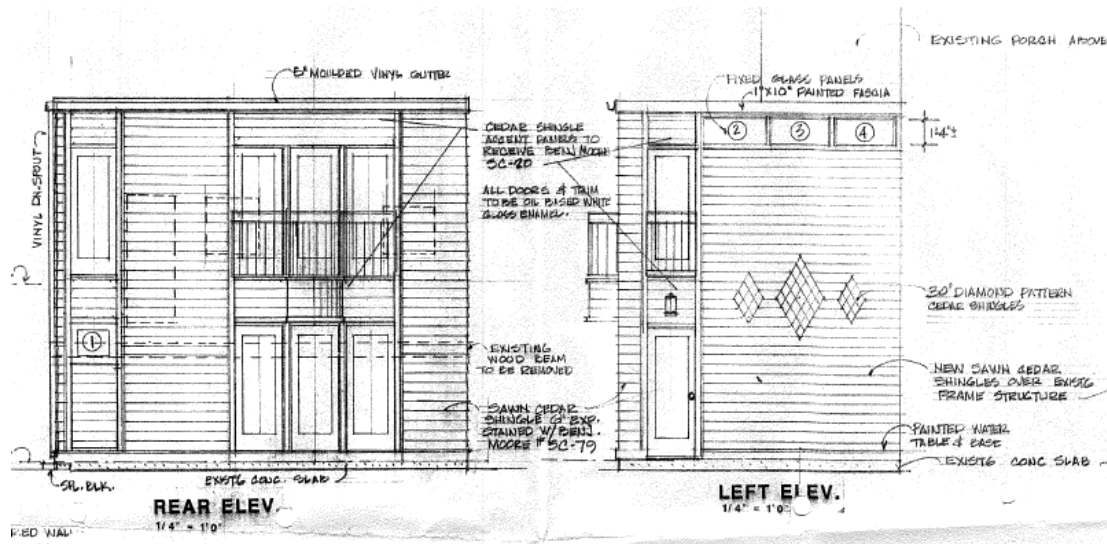


Figure 22 - Plans from 1989

The Applicant has stated that the repairs to the rear were in-kind to match how the building has looked for the last 22 years, other than changing a door to a window for safety. The Applicant said the addition was most likely not built according to the approved 1989 plans. The rear addition, as seen in Figure 23, is modern in design and the alterations to the approved plans are not drastic. However, the entire side of the building has been resided and the two back door openings, including the second floor balcony, have been enclosed with cedar siding, reducing the openings. There should be three door spaces opening on to the deck, instead there are two. There should be the same three openings below the deck, instead there are two windows. While the details are slightly different, the symmetry remains the same and the integrity of the building is not affected by the changes. The side of the building has two windows that are not on the approved plans. The window above the door is supposed to be a door with a small Juliette balcony; however, the existing window is less intrusive. The paired windows to the right of the door are not on the drawings but match the other windows in design and style and do not detract from the building's integrity. The alterations comply with Chapter 7 recommendations for new construction additions.

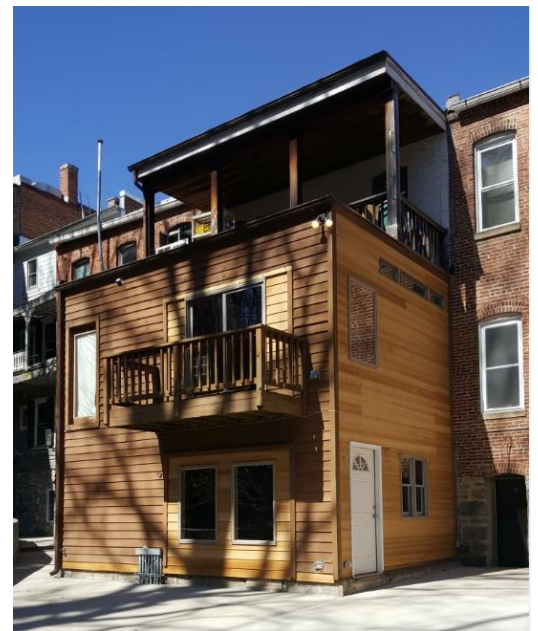


Figure 23 - Existing conditions

Staff Recommendation: Staff recommends retroactive Approval as submitted for the work that has already been done to the stone wall, patio and rear addition. Staff recommends retroactive Approval of the enclosures of the doorways, the additional windows added to the building, and the switching of the door to a window. Staff recommends Approval of the proposed lighting fixtures. Staff recommends Denial of the proposed vinyl railing and board on board fence and barn door. Staff recommends an alternate railing and fence style, such as a black metal fence, be used.

Testimony: Mr. Shad swore in Dr. Bruce Taylor. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Dr. Taylor said the privacy fence destroyed by last July's flood had been there for 22 years, but was not part of the 1989 application. The purpose of the fence is to keep people from coming into the private property. Dr. Taylor said instead of installing the privacy fence, he was open to the idea of changing the railing to a black metal railing or he said he could install a five foot high black metal gate that is set back into the alley about five feet.

Ms. Holmes said the Commission also approved a similar gate during last month's meeting at 8109-8113 Main Street. Ms. Burgess asked if the alley is private. Dr. Taylor said it is a common alleyway and he would obtain his neighbor's permission to install the gate.

Mr. Shad asked why is there a need for retroactive approval of the concrete patio. Dr. Taylor said the patio was repaired last August/September after the flood. Mr. Shad asked why the application was not brought to the Commission before. Dr. Taylor said it was an oversight.

Mr. Reich asked if there was a wall there before. Dr. Taylor said there was a stone wall along the river that was washed out by last July's flood.

Ms. Tennor asked about Staff's concern that the wooden deck was enlarged beyond the original proposed size. Dr. Taylor said the area where the deck was replaced with a concrete patio was the same footprint of the enlarged deck. Dr. Taylor said on the 1989 plan, the deck stopped at the back of 8173 Main Street and the deck was extended beyond 8181 Main Street. Beyond that the deck was a concrete patio which was destroyed during the flood. He explained that he had one uniform patio installed behind all four of the buildings.

Ms. Tennor asked if the proposed gate will cause any obstruction to public right-of-way. Ms. Burgess said there is no public right-of-way around the property and the gate is feasible with the neighboring property's permission.

Mr. Reich said the Applicant will install a gate but if the gate is not allowable, the Applicant will install the railing and handrail recommended by Staff instead of the board on board fence and vinyl handrail. Ms. Burgess said a rail would be required regardless due to the height of the boardwalk above the patio to prevent people from falling.

Motion: Mr. Reich moved to approve the application as submitted with the following changes: that a black metal gate be installed in the alley and a black metal rail of 42 inches be installed along the edge of the raised platform/boardwalk and a black metal handrail installed on the stairway. The design of the hand rail and gate subject to staff approval. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-32 – 8034 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Mi Hwa Jang

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1890. The Applicant seeks retroactive approval for a business sign, but has submitted three options for the sign, all of which are scaled down versions of the sign that is currently up. The Applicant also has placed a sign in the window which will need to be approved.

The Applicant has proposed three variations for the main business sign as shown in Figure 24.



Figure 24 - Proposed signs

The sign will be 4 feet tall by 1.5 feet wide for a total of 6 square feet on a 3/8 inch thick wood board. The image for the sign will be a digital print on the wood board. The sign will have a chocolate brown background with white text and will read on 6 lines:

Lamp
&
Gift
Web site
Photocustomlamp.com
443 325 5887

There is an existing sign on the right side of the building for the upper floor tenant spaces, as shown in Figure 25. The Applicant has designed the proposed sign to mimic the shape of this existing sign. The Applicant has already installed a flat mounted business sign on the left side of the building, circled in red in Figure 25. One of the proposed signs above from Figure 24 will replace this flat mounted sign on the left side of the building.



Figure 25 - Existing signs

Staff Comments: The flat mounted sign generally complies with Chapter 11 recommendations for signs. The sign will “use simple, legible words and graphics” and “use a minimum number of colors, generally no more than three.” The sign does not have a lot of text, but Staff finds the use of ‘website’ is unnecessary and can be removed from the sign. The sign has a significant amount of dead space between the text and the sign could be shortened in height and increased in width to accommodate adding “www” to the website, if desired. The proposed and existing flat mounted signs would better match if the proposed sign is reduced in height and increased slightly in width.

The flat mounted sign will be made out of wood, with the graphic applied over it. This complies with Chapter 11.A recommendations, “use historically appropriate materials such as wood or iron for signs and supporting hardware.” The sign will be flat mounted against the building and the size complies with the recommendations for flat mounted signs, “in most cases, limit the area of signage to one-half square foot of sign area for each linear foot of primary street frontage, with a limit of eight square feet in area for any one sign.”

Chapter 11.B recommends, “if more than one sign is used to identify a building’s tenants, use signs that are similar in scale, harmonious in style and color, and located symmetrically or uniformly on the building.” The proposed flat mounted sign is similar in scale and style to the existing sign. While the proposed brown color does not clash with the existing sign, it also does not tie into the colors on the building. Staff recommends the Applicant consider a black and white sign, which would better complement the colors used on the building and comply with Chapter 11.A recommendations, “coordinate sign colors with the colors used in the building façade.”

The window sign does not comply with Chapter 11.A of the Guidelines and uses too many colors and contains an advertising message rather than identifying the establishment. Aside from using a similar font, it does not tie in well to the flat mounted business sign and detracts attention away from the flat mounted business sign. If a window sign is desired, Staff recommends the Applicant consider using a vinyl decal sign, which would need to be submitted for approval.

Staff Recommendation: Staff recommends Approval of the proposed flat mounted sign, but recommends the sign be shortened in height to remove excess dead space, increased in width to properly accommodate the website and changed to a black background to better match the building. Staff recommends Denial of the window sign.

Testimony: Ms. Holmes did not read out the Staff report, but instead explained that Mr. Young had submitted new designs, which were passed out to the Commission members. The new design was a projecting sign, 30 inches wide by 26 inches high, that read in black text with a white background:

LAMP & GIFT
PERSONALIZED DESIGN LAMP”

Mr. Shad swore in Young Lee. Mr. Lee is the husband of the Applicant. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Lee did not have any comments.

Ms. Tennor asked if only the white vinyl lettering without background signage is proposed for the window sign. Mr. Lee said that was correct, the window sign would only have the vinyl lettering and no background. The Commission agreed the amended proposed hanging sign looked great. The Commission was agreeable with bracket location where the sign will hang. The Commission had no comments on the design of the proposed bracket.

Motion: Ms. Tennor moved to approve the application as amended with the hanging sign and bracket and vinyl applied to the window facing the street. Mr. Reich seconded. The motion was unanimously approved.

HPC-17-33 – 8055 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Rebuilding Together Howard County

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. The Applicant proposes to replace two wood garage doors and a flush wood pedestrian door located on the rear of the building in Tiber Alley.

The wood garage doors would be replaced with steel panel garage doors painted gray to match the exterior wall. The proposed garage doors would be two 16-panel doors shown in Figure 26, which look similar to the existing 15-panel doors.

The existing rear wood door is a flush door that is in visibly poor condition. The Applicant proposes to replace this door with a five-paneled wood door painted gray to match the exterior of the building. This door is recessed into the rear of the building.



Figure 27 - Proposed garage doors



Figure 26 - Existing garage doors

Staff Comments: Chapter 6.H of the Guidelines recommends against “using flush doors without trim or panels, or doors with small windows or staggered glass openings on historic buildings or on non-historic buildings in a highly visible location.” The proposed pedestrian door, shown in Figure 29, is more appropriate and complies with Chapter 6.G Guidelines, as it is a paneled wood door, which the Guidelines recommend using.



Figure 29 - Existing door



Figure 28 - Proposed door

There are no specific recommendations for garage doors in the Guidelines, however the proposed garage doors are very similar to the existing in style and design. While the proposed garage doors are not wood, the overall look will remain the same and metal is a more common material for garage doors. The change of material for the garage doors will not negatively impact the integrity of the building or historic district.

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Ann Heavner, Executive Director of Rebuilding Together Howard County and John Startt, a Board Member of Rebuilding Together Howard County. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Startt said no.

Ms. Zoren asked if the applicant considered removing the metal awnings on the second floor. Mr. Startt said not at this time because Rebuilding Together Howard County is a non-profit where repairs are done for people who cannot afford it. All the work is based on volunteered labor and donated materials. Mr. Reich said he did not see any issues with the proposed work. He said the area won't be seen from anywhere prominent, it is a good replacement for what is currently there, will improve the look of the building and make it more functional. The other Commission members agreed.

Motion: Ms. Tennor moved to approve the application as submitted. Mr. Roth seconded. The motion was unanimously approved.

HPC-17-34 – 8515 Frederick Road, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Rebuilding Together Howard County

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the house dates to 1920. The Applicant proposes to replace the roof, siding, windows and gutters on the front portion of the house as outlined below:

1. Replace existing gray 3 tab asphalt shingle roof with a new Tamko gray 3 tab fiberglass asphalt shingle roof.
2. Replace existing half round gutters with K-style gutters in the color white.
3. Replace existing wood and vinyl windows with new Pella wood 1:1 windows.
4. Replace existing white wood lap siding, plywood and T-111 siding with white HardiePlank lap in the Beaded Cedarmill style.

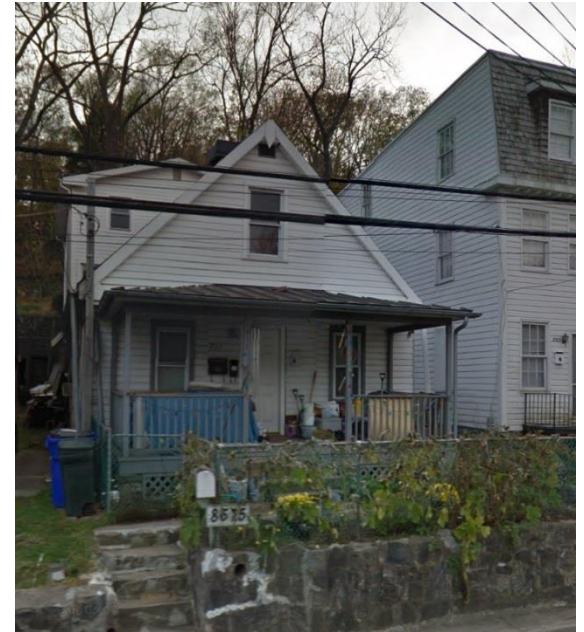


Figure 30 - Existing conditions

Staff Comments: Staff reviewed the case file for this building and found the case history was relevant to the application currently before the Commission.

Case History

This property previously came before the Commission in 2001, 2004 and 2007. This property came before the Commission in 2001 (case 01-02) to rebuild the front porch, replace the front door, replace the metal porch roof, and replace and install half round gutters and downspouts.



Figure 31 - Photo from 2001

In May 2004 the current owner applied to the Commission in case 04-30 to increase the pitch and height of the front gable. The plan elevations specifically state that the existing windows and doors were to remain. In this application the current owner also proposed to remove the asbestos shingle siding and repair the wood siding underneath, restore the wood siding where visible, and add new wood siding in other areas.



Figure 33 - Photo from 2004



Figure 32 - Side of house, 2004



Figure 34 - Photo from 2007, front and side of house



Figure 35 - Photo from 2007, side of house

In 2007 the current owner submitted an application to install HardiePlank fiber cement siding on the entire house instead of wood. The photos from 2007 show that siding had been removed from the house since the 2004 application was made. The windows on the front of the house were 6:6 in 2004. The 6:6 windows appeared to be historic wood windows. In 2007 the windows were 1:1. The windows on the remainder of the house were also mostly 6:6 in 2004; there was a 4:4 window on the side of the house and the windows on the front second floor of the rear addition were 2:1. In 2004 the front door had been replaced in accord with the 2001 application and was a full lite door with craftsman detail. By 2007 this door was no longer on the building, and the 6:6, 4:4 and 2:1 windows had also been removed and replaced with 1:1 windows. In addition, the openings for the 6:6 windows on the front porch and side of the front portion of the house, appear to have been made smaller when the windows were replaced. These changes were not approved. The building now generally appears to be in same condition that it was in 2007.

In 2007 the Commission had concerns with approving HardiePlank siding, as outlined in the Decision and Order for this case, which states:

- 1) The Commission did not want to approve HardiePlank for the entire building because approval on this case would set a precedent for other homes in the vicinity.
- 2) The Commission and the Guidelines are mostly concerned about the street view of historic properties.
- 3) The sides and rear of the subject property are not visible from the street and the rear probably gets little or no sunlight and is prone to moisture, and for those reasons HardiePlank would be appropriate for the sides and rear of the building.
- 4) The mix of siding types on the side of the building is unattractive, and the coherent look that HardiePlank would bring to that area would improve the appearance of the building.
- 5) The front of the one-story portion of the building and the front of the two-story section of the building are both visible from the street, and therefore HardiePlank is not appropriate for those locations.

The 2007 Decision and Order also states, “In an effort to ensure that the Applicant clearly understood what the Commission wants him to do, he was given a marked-up copy of the drawing he had submitted to clearly show the areas that will be HardiePlank and the areas that will be wood.” The entire front of the house (both front and rear portions) was supposed to be wood siding. The front of the house is wood siding, but the lap siding was installed incorrectly and the siding does not line up, especially where the windows were removed and replaced with smaller windows, as shown in Figure 36 below.



Figure 36 - Incorrectly installed siding

Current Proposal

The existing roof is not historic and is already an asphalt shingle. The proposed replacement roof complies with Chapter 6.E recommendations, “...use asphalt shingles that are flat, uniform in color and texture and of a neutral color.” The porch roof is a metal roof and the Applicant said they are not proposing to replace it.

The proposed gutters will be white K-style, but Staff recommends half round gutters be used instead, as it is a more historically appropriate style. Staff relayed this information to the Applicant, who said they would prefer to use K style gutters since they have a larger capacity and are cheaper. The existing gutters appear to be in fine condition, but the downspouts do need attention. Staff recommends the

Applicant reuse the gutters that are in working condition and only add new gutters and downspouts where needed. Chapter 6.E recommends, “use gutters and downspouts of painted metal or prefinished aluminum in a color consistent with the building’s exterior walls or trim. Locate downspouts along natural vertical lines and corners of the building.” The existing downspouts are somewhat tied into the corners of the buildings, but are a mismatch of styles and colors and need to be better affixed into the corners. Some of the gutters and downspouts appear to have been replaced when they were applied for in 2001, as seen in the photos submitted in 2004. However, by 2007 some of the downspouts appear to have been disconnected.

The application indicates that the current windows on the house are a mix of vinyl and wood. The Applicant proposes to replace all of the windows on the front portion of the house with wood Pella windows painted white. As mentioned in the case history above, the photographs and elevations from 2001 and 2004 show that the historic windows on the building have been removed without approval, and the window openings on the front and side appear to have been filled in with smaller windows inserted in the new openings. Chapter 6.H of the Guidelines recommends, “replace inappropriate modern windows with windows of appropriate style. If documentary evidence of the original windows is available, choose new windows similar to the original. Otherwise, select windows appropriate to the period and style of the building” and “restore window openings that have been filled in, using physical, pictorial or documentary evidence to accurately restore the building’s historic appearance.” Chapter 6.H of the Guidelines recommends against the changes that were done to the original windows. Staff recommends the windows be replaced with 6:6 windows, to match the windows that were removed without approval, and that the window openings be restored to the proper size on the front and side of the front portion of the building.

Other Violations

The current application is for limited work to the front portion of the building. However, the windows were altered on the rear portion of the building without approval.

The front door was changed without approval. Staff recommends the previously approved craftsman full lite door be reinstalled or recommends the owner submits a new application for the door. Staff recommends using the previously approved style of door, or the door that was on the building in 2001, which was a 1 lite over 2 vertical panel door.

The application in 2007 to install HardiePlank siding on the sides and rear of the building has since expired. If the owner wants to do any work to the rear portion of the building which is not being addressed by the current application, then the owner will need to submit a new application for that work.

Staff recommends the owner submit an application to remedy these violations as soon as possible.

Staff Recommendation:

- 1) Staff recommends the windows on the front portion of the house be replaced with 6:6 wood windows to match the windows that were removed without approval, and the size of the window openings be restored to the original size.
- 2) Staff recommends wood siding be used on the front façade of the house and HardiePlank be used on the sides of the front portion of the house, as approved by the Commission in 2007.
- 3) Staff recommends the HardiePlank be the smooth instead of the wood grain, as painted wood siding does not have a wood grain.
- 4) Staff recommends Approval of the replacement roof as submitted.

- 5) Staff recommends the existing gutters in working condition be reused and new half round gutters and downspouts be added as needed.
- 6) Staff recommends Denial of K style gutters and downspouts, which are not historically appropriate.

Testimony: Ann Heavner and John Startt were previously sworn in. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Heavner said the 6 over 6 windows can be done. Ms. Holmes said the County's Architectural Historian can also help to establish the original sizes. Mr. Startt said he would need to review with the donors to see if any help can be given to the owners.

Mr. Reich asked for the scope of the work. Mr. Startt replied they are proposing to replace the asphalt shingles on the front portion of the roof and the siding on the front and the sides of the front portion of the house. He said the intent is to cover all the mix of different siding materials with HardiePlank either with smooth or wood grain although wood grain shows less imperfections. The materials will be based on the donations received. Mr. Reich asked which windows will be replaced. Mr. Startt said all of the windows in the lower front section on the first floor will be replaced. Mr. Startt said the configuration of the muntin does not make a difference to them. . He said the existing half round gutters can be saved, although they are not as effective as the K-style gutters. He explained that the water from the top roof comes down and splashes into the lower gutters, which overfills the half round gutters quickly. He said the plan is to redirect the downspouts into a larger 6-inch K-style gutter. The house had extensive water damage from last July's flood water coming under the house and redirecting any water either from the roof or ground water was considered but could not be done since there was no room on either side of the house to redirect water away from the house. Ms. Holmes explained that the Staff recommendation to reuse the existing gutters was made because they said K-style was cheaper and that reusing the existing would save money. Staff has no objections to the gutters being replaced, if the style is appropriate.

Ms. Burgess asked if any work will be done to the back slope where water came into the house from the flood. Mr. Startt said no, they are not doing any other work. He said they looked at adding a sump pump, but there is no clearance around the house for them to do this.

Mr. Reich asked for a product specification for the Tamko gray shingles. Mr. Startt said there is a spec sheet in the application and it is a 3-tab shingle.

Mr. Reich asked what will happen to the metal chimney. Ms. Heavner said the chimney was not in the scope of work and contractors will roof around it. Mr. Reich asked if the soffits and fascia were part of the scope of work. Mr. Startt said right now the house does not have fascia and they will add it. Mr. Reich asked what the material will be. Mr. Startt said the fascia and soffits will be PVC. Mr. Reich said the soffits are just on the side, and asked what the trim on the front of the house would be. Ms. Holmes said PVC has not been approved for trim in the past, HardiePlank or wood would be more appropriate. Ms. Zoren said that Hardie makes a soffit. The trim on the front of the house did not get addressed.

Mr. Reich said there is a 6x6 pole for electric connection attached to the porch and he asked if there were plans for that. Mr. Startt said they are not planning to change the electric service of the house. He said there are no changes to the skylight either. Ms. Holmes asked if the existing insulation, siding and weather barrier will be removed prior to the new materials installed. Mr. Startt said yes, it will all be removed and reinsulated and weatherproofed.

Motion: Mr. Reich moved to approve the application with the following changes and clarifications:

- 1) The roofing will be installed on the front portion of the house with a Tamko gray asphalt shingle. The exact product will be reviewed by Staff. The porch is not included in the replacement.
- 2) The half round gutters, or some part of them stay, with appropriate repairs and redirect of downspouts as needed
- 3) Approve the use of wood siding on the road side front of the house. If Applicant does not want to use wood then a further application would be needed without holding back the rest of the project.
- 4) Approve the use of HardiePlank siding on the left and right sides of the front portion of the house and the use of either HardiePlank or wood on the soffits and fascia on the sides of the house. Any trim on the front of the house would be replaced with real wood products.
- 5) The chimney and skylight stay in place.
- 6) The electric pole stays in place.
- 7) The replacement of all windows on the first floor will be a 6 over 6 wood window product proportional to the original size.

Mr. Roth seconded. The motion was unanimously approved.

HPC-17-35 – 8307 Main Street, Ellicott City

Certificate of Approval for exterior alterations.

Applicant: Kate Ansari

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1930. This application was originally posted as Minor Alteration case MA-17-21, but was removed due to an objection. The Applicant seeks retroactive approval to make alterations to the emergency egress railing as they had to add a perpendicular railing to attached to the parallel railing, as shown below in Figure 37. The parallel railing as shown in Figure 38 was determined to be a Minor Alteration in case MA-17-10. The addition of the perpendicular section of railing was needed to comply with the plans submitted to the Department of Inspections, Licenses and Permits (DILP).

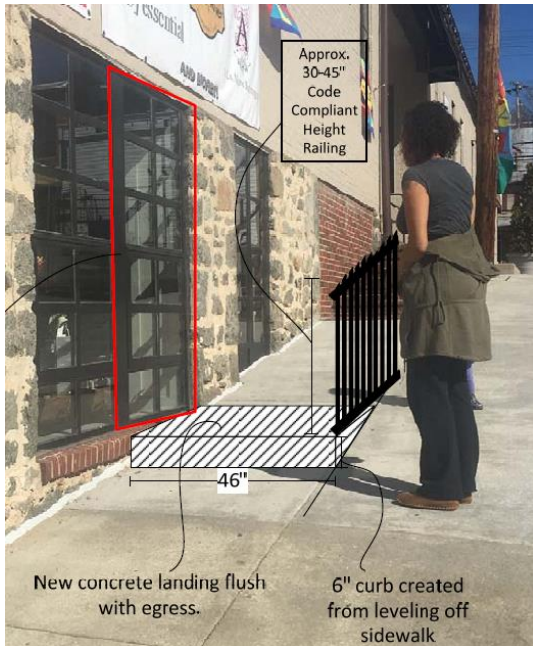


Figure 38 - Original railing design



Figure 37 - Current proposal

Staff Comments: Staff worked with DILP on this application. While the code does not explicitly require a railing of this arrangement, DILP did require this arrangement to properly identify the stairs and avoid a trip hazard. The application still complies with Chapter 9.D recommendations, “install open fencing, generally not more than five feet high, of wood or dark metal” and “construct new site feature using materials compatible with the setting and with nearby historic structures, particularly for features visible from a public way.”

Staff Recommendation: Staff recommends Approval as submitted.

Testimony: Mr. Shad swore in Kate Ansari. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Ms. Ansari said no.

Mr. Shad asked if this was the only location for the egress. Ms. Ansari said it was the only location because the rest of the building is not above ground. Mr. Shad said he does not understand the location for it. Ms. Holmes said the egress had to open onto the street or sidewalk and this was the only location. Mr. Shad asked if the previous tenants were required to have the egress. Mr. Taylor said the requirements were different. Mr. Taylor explained now that the use of the building is for a place of assembly, additional means of emergency egress is required.

Mr. Reich thought an ADA railing would be mandatory at this egress so that the railing handle wrapped around the post. Ms. Tennor asked how high is the riser. Ms. Ansari said six inches. Mr. Shad said the location of this egress and railing is in poor choice.

Ms. Zoren explained that originally she had discussed with Ms. Holmes the possibility of tapering the concrete to eliminate the railing. Ms. Holmes said she reviewed that idea with DILP, but they determined that tapering the concrete would require for more concrete work to be added to the sidewalk, disturbing the façade of the building. Ms. Holmes said the existing configuration was the most feasible allowing for easier removal of the concrete in the future if needed.

Motion: Ms. Tennor moved to approve the application as submitted. Mr. Reich seconded. Mr. Shad opposed. The motion was approved 4 to 1.

HPC-16-53c – 8526 Frederick Road, Ellicott City

Final tax credit approval.

Applicant: Kevin Breeden

Background & Scope of Work: This property is located in the Ellicott City Historic District. According to SDAT the building dates to 1920. This application was continued from the April 6, 2017 meeting as the Commission had questions that could not be answered without the Applicant in attendance. The Applicant was pre-approved for tax credits in August 2016 to make emergency foundation repairs due to the July 30 flood. The Applicant has submitted documentation showing that the following work was done:

- 1) Remove damaged foundation wall and build new concrete block wall for \$7,875.00.
- 2) Chimney removal – the chimney collapsed into its shaft because the foundation and wall that were supporting it washed away in the flood. This was unknown until the work had started and cost \$1,200.00.
- 3) Jack hammered and removed existing concrete slab from entire basement and hauled to dumpster. Contractor dug two 12"x12"x8" deep piers and filled with concrete and installed two 6' columns for new support. Installed one 30" sump crock in the corner of the basement at the height of the finished concrete. Dug 6" around perimeter of basement and installed continuous 4 inch perforated pipe and connected both sides into sump crock. Covered pipe with gravel ready for concrete slab. Poured 4" concrete pad in entire basement and finished smooth. Cost of work was \$7,985.00.

Staff Comments: The total cost of work related to the foundation was \$17,060.00. However, the only work that was pre-approved was to rebuild the foundation that was damaged by the flood. This would include all of Item #1 and part of Item #3. Installation of the sump pump system would not be eligible for this tax credit. Staff is unsure if the pouring of the concrete pad would qualify, and requests the Commission make a determination if this work was part of the foundation repair.

Staff Recommendation: Staff recommends Approval of Item #1 for tax credit pre-approval and Item #3 for tax credit pre-approval with the costs of the sump pump system removed. Staff recommends Approval of the pouring of the concrete pad for tax credit pre-approval if the Commission determines this work was part of the foundation repair.

Testimony: Mr. Shad swore in Kevin Breeden. Mr. Shad asked if there were any additions or corrections to the Staff comments or application. Mr. Breeden said a revised itemized invoice was submitted to Ms. Holmes for determination of eligible tax credits.

Mr. Breeden said the flood water came through and lifted the concrete slab in the basement and washed out the foundation wall. He said the concrete slab and foundation were necessary repairs. He said the chimney collapsed as a result of the wall being washed away since there was no structural support. Mr. Reich said this scope was structurally related.

Ms. Burgess reminded the Commission that the questions from last month's meeting had to do with the sump pump installation without pre-approval and if the chimney debris removal were eligible for tax

credits. The Applicant was not present to answer questions during April's meeting. Mr. Breeden said the sump pump was installed for weatherproofing to prevent future floods.

Mr. Reich asked about the total cost spent. Ms. Holmes said the total cost was \$17,060.00. The Commission agreed that all the work was necessary in restoring the foundation due to the flood.

Motion: Mr. Reich moved to approve the application as submitted for \$4,265.00 in final tax credits. Mr. Roth seconded. The motion was unanimously approved.

OTHER BUSINESS

Rules of Procedure Update

The proposed amendments have been available on the Commission's website 30 days before the May 4 meeting: www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Historic-Preservation-Commission.

The Historic Preservation Commission discussed the Rules of Procedure updates with two members of the public, Fred Dorsey and Grace Kubofcik, who gave input and suggestions. The Commission made minor changes to the Rules, such as making technical corrections and grammatical edits. .

Motion: Mr. Roth moved to approve the revised Rules and Procedures as amended. Ms. Tennor seconded. The motion was unanimously approved.

The meeting was adjourned at 10:18 pm.

*Chapter and page references are from the Ellicott City or Lawyers Hill Historic District Design Guidelines.

Allan Shad, Chair

Beth Burgess, Executive Secretary

Samantha Holmes, Preservation Planner

Yvette Zhou, Recording Secretary